

CITY PLAN COMMISSION DOCKET

**Tuesday, May 17, 2016**

**9:00 A.M.**

26<sup>th</sup> Floor, Council Chamber

**Members**

Babette Macy, Chair	Enrique Gutierrez
Rev. Stan Archie, Vice-Chair	Trish Martin
Bobbi Baker-Hughes	Coby Crowl
Margaret J. May	Diane Burnette

**9:00 A.M. – OTHER MATTERS**

- A. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
- B. There may be general discussion(s) regarding current City Planning Commission issues.
- C. The City Plan Commission will generally take a short recess for approx. 10 minutes at approx. 10:30 a.m. and generally between 11:30 a.m. and noon for approx. 45 minutes for lunch.

Council Planner Docket  
District No.

**9:00 A.M. -- FINAL PLATS & FINAL PLANS -- CONSENT AGENDA:**

The applicant or the applicant's representative shall sign the consent agenda form at the podium prior to 9:00 A.M. Those cases in which the applicant or representative has signed the consent agenda form will not require that person to identify themselves as the case is called. If the applicant desires to testify, has concerns or questions regarding the Staff's recommendations or is not in agreement with the conditions, that opportunity to testify at the end of the consent agenda will be given to persons regarding those cases.

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|----|---|----|---|
| JR | 2 | 1. | <b>Case No. SD1533--</b> A request to approve a final plat on about five acres generally located at the northwest corner of NE 96 <sup>th</sup> St and N Oak Trafficway creating two nonresidential lots and two tracts and dedicate necessary right-of-way.<br>Applicant: Quiktrip Corporation, repr. White Goss   |
| PN | 3 | 2. | <b>Case No. SD1486A--</b> To consider approval of a final plat for the Morningstar Youth and Family Life Center, creating one lot on approximately 3.66 acres generally bounded by E. 27 <sup>th</sup> Street on the north, Prospect Avenue on the east, E. 28 <sup>th</sup> Street on the south, and Wabash Avenue on the west in proposed District MPD (Master Planned Development) and to vacate the north/south alley extending from E. 27 <sup>th</sup> Street to E. 28 <sup>th</sup> Street, between Wabash Avenue and Prospect Avenue.<br>Applicant: Morningstar's Development Company, Inc. |

**END OF CONSENT DOCKET**

### CONTINUED CASE

- AW 5 3. **Case No. 14665-SU--** About 5 acres generally located at the southeast corner of E 59<sup>th</sup> Street and Colorado Avenue, to consider approval of a special use permit in District M3-5 (Manufacturing three dash five) to allow for outdoor warehousing and freight movement. (Continued from 05-3-16 Testimony Given) Required Quorum; Archie, Crawl, Burnette, May, Martin, Macy  
Applicant: ASP Enterprises, Inc. Andy Reynolds

### NEW CASE

- AW 6 4. **Case No. 14677-SU--** About .5 acres zoned R-80 generally located at the northeast corner of Raytown Road and E 96<sup>th</sup> Street, to consider approval of a special use permit to allow for a group day care.  
Applicant: Ronnie's Childcare Center

### CONTINUED CASES

- AW 4 5. **Case No. 727-S-2--** A request to amend the Midtown Plaza Area Plan by changing the recommended land use map for property located at 919 W 44<sup>th</sup> Street, from Mixed Use Neighborhood to Mixed Use Community land use. (Continued from 05-03-16; No Testimony)  
Applicant: Melissa Redman
- AW 4 6. **Case No. 8254-P-7--** About .43 acres generally located at the southeast corner of Bellevue Avenue and W 44<sup>th</sup> Street, to consider approval of rezoning the property from District R-1.5 to District B2-2 to allow an existing legally non-conforming bar and grill to remain. (Continued from 05-03-16; No Testimony)  
Applicant: Melissa Redman

### NEW CASES

- AW 1 7. **Case No. 1722-V--** A request to vacate approximately 750 linear feet of N Flintlock Avenue south of NE Cookingham Drive.  
Applicant: North American Savings Bank, repr Lutjen Inc.
- AW 2 8. **Case No. 6517-P-31--** About 11.27 acres zoned B3-3 generally located at the northeast corner of NW 110<sup>th</sup> Terrace and N Ambassador Drive, to consider approval of a development plan to allow for the development of a five building medical office park.  
Applicant: North Kansas City Hospital Trustees

### CONTINUED CASES

- JR      4      9.      **Case No. 14669-P--** About 1.2 acres generally located on the block bounded by W 45<sup>th</sup> Street on the north, Wornall Road on the east, W 45<sup>th</sup> Terrace on the south and Broadway Street on the west, excepting out the northwest and southeast corners of the block, to consider the approval of a Development Plan in District R-1.5 (Residential 1.5) for a multifamily residential use in one building. (Continued from 05-03-16) No Testimony;  
Applicant:      Warger Associates, LLC
- OA      2      10.      **Case No. 12419-P-5--** Approximately 70 acres generally located at the northeast corner of NW 96<sup>th</sup> Street and Hwy 169, extending to N. Oak Trafficway along NW 99<sup>th</sup> Street, to amend a previously approved Chapter 80 Preliminary Development plan in District R-1.5 (formally R-4), to allow for a health and rehabilitation facility as part of Phase E. (Continued from 04-05-16) (No Testimony)  
Applicant:      Physicians Development Group LLC
- OA      2      11.      **Case No. 12419-P-6--** Approximately 6 acres generally located on the west side of the terminus of NW 99<sup>th</sup> Street and the east side of Hwy 169, to consider approval of a Chapter 80 final plan in District R-1.5 (formally R-4), to allow for a 63,000 square foot health and rehabilitation facility. (Continued from 04-05-16) (No Testimony)  
Applicant:      Physicians Development Group LLC
- OA      2      12.      **SD 0932-A-- Final Plat- North Oak Rehabilitation** - To consider approval of a final plat on about 6 acres, in District R-1.5 (formally R-4), generally located on the west side of the terminus of NW 99<sup>th</sup> Street and the east side of Hwy 169, creating one (1) residential lot. (Continued from 04-05-16) (No Testimony)  
Applicant:      Physicians Development Group LLC

### NEW CASES

- OA      2      13.      **Case No. 6637-P-10--** To consider a request to amend the existing Chapter 80 approved preliminary development plan in District R-7.5 (Residential dash 7.5), on about 100 acres generally located on the west side of Hwy 169 approximately 1,200 south of NW Shoal Creek Parkway (NW 108<sup>th</sup> Street), to delete the existing chapter 80 plan.  
Applicant:      Northland Christian Education System, repr Aylett Survey & Engineering Company

- OA     4     14.     **Case No. 6637-P-11--** To consider approval of a development plan in District R-7.5 (Residential dash 7.5), on about 35 acres generally located on the west side of Hwy 169 approximately 1,200 south of NW Shoal Creek Parkway (NW 108<sup>th</sup> Street), to allow for a school.  
Applicant:     Northland Christian Education System, repr Aylett Survey & Engineering Company

**CONTINUED CASES**

- JE     1     15.     **Case No. 691-S-5--** About 32 acres generally located east of N Platte Purchase Drive between M-152 and NW 88<sup>th</sup> Street, to consider amending the Gashland/Nashua Area Plan from Mixed Use Neighborhood to Mixed Use Community. (Continued from 04-19-16; No Testimony)  
Applicant:     White Goss
- JE     1     16.     **Case No. 14663-MPD--** About 19 acres generally located east of N Platte Purchase Drive between M-152 and NW 88<sup>th</sup> Street, to consider rezoning from District R-80 (Residential dash 80) to District MPD (Master Planned Development) and approval of a development plan that serves as a Preliminary Plat for retail use. (Continued from 04-19-16 No Testimony)  
Applicant:     White Goss

**NEW CASES**

- JE     4     17.     **Case No. 11265-CUP-6--** About 56 acres generally located south and east of NE Shoal Creek Drive, west of Interstate 435 and north of NE Pleasant Valley Road, to consider the amendment of a Chapter 80 Community Unit Project plan in District R-1a (One-family dwelling district – medium density (46.72 acres)) (now R-7.5) and District R-5 (High apartment district (9.33 acres)) (now R-0.5) for 140 residential units and two institutional uses.  
Applicant:     Metropolitan Villa, Inc., repr. Continental Engineers Inc.
- JE     4     18.     **Case No. 14676-P--** About 2 acres generally located between W 9<sup>th</sup> Street on the north, Liberty Street on the east, St. Louis Avenue on the south and Wyoming Street on the west, to consider rezoning the site from District M 3-5 Manufacturing 3 (dash 5) to District DX-7 (Downtown Mixed Use, (dash 7)).  
Applicant:     MCM Company, Inc., repr. Lathrop & Gage LLP
- JE     2     19.     **Case No. 13556-P-5--** Approximately 59.06 acres generally located at the southeast quadrant of N Congress Avenue and NW 112<sup>th</sup> Street to consider an amendment to a previously approved development plan in District M 2-3, previously known as District GP-1 (general industry) to allow for commercial buildings with vehicle storage areas.  
Applicant:     Warger Associates

**CONTINUED CASE**

- AW      5      20.      **Case No. 14682-P--** To consider the adoption of the Pedestrian-Oriented Overlay standards for an area containing approximately 12 acres and generally bounded by E 79<sup>th</sup> Street to the north and east 82<sup>nd</sup> Terrace to the south and one half block to the east and west of Paseo including complete existing parcel depth.  
Application:    City Planning & Development



Any person with a disability desiring reasonable accommodation to participate in this meeting may contact the 311 Action Center at 311 or (816) 513-1313 or for TTY 513-1889 or by email at [actioncenter@kcmo.org](mailto:actioncenter@kcmo.org).

DB:ml